

In Re:
Melissa Halfpenny

Case No.: 19-30462
Chapter: 13
Judge: ABA

NOTICE OF PROPOSED PRIVATE SALE

Melissa Halfpenny, the debtor(s), in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 401 Cooper Street, Camden, NJ, 4B

If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny on 11/30/2021 at 10 a.m. at the United States Bankruptcy Court, courtroom no. 4B, 401 Cooper Street, Camden, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 936 Pleasure Avenue, Ocean City, New Jersey 08226

Proposed Purchaser: Leo J. Karwejna

Sale price: \$560,000.00

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: John Walton

Amount to be paid: 6% of Sale price - to be split evenly between listing agent and buyers agent

Services rendered: Legal Representation for the sale of 936 Pleasure Avenue, Ocean City, New Jersey 08226

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Lee M. Perlman, Esquire

Address: 1926 Greentree Road, Suite 100, Cherry Hill, New Jersey 08003

Telephone No.: 856-751-4224

In re:

Melissa M. Halfpenny

Debtor

Case No. 19-30462-ABA

Chapter 13

District/off: 0312-1

User: admin

Page 1 of 2

Date Rcvd: Nov 02, 2021

Form ID: pdf905

Total Noticed: 23

The following symbols are used throughout this certificate:

Symbol**Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
- ## Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 04, 2021:**Recip ID****Recipient Name and Address**

- db + Melissa M. Halfpenny, 1602 Sheridan Lane, Jeffersonville, PA 19403-3337
- r + John Walton, Keller Williams Jersey Shore, 1 Atlantic Avenue, Ocean City, NJ 08226-4322
- cr + Rushmore Loan Management Services, LLC as servicer, Friedman Vartolo LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530-1631
- 518653956 + All Claims Adjusters LLC, 16 Hartford Lane, Newtown, PA 18940-1670
- 518539321 + All Claims Adjusters LLC, 118 N State St, Newtown, PA 18940-2058
- 518671882 + PA Department of Revenue, Bankruptcy Division, PO Box 280946, Harrisburg, PA 17128-0946
- 519218687 + PRPM 2021-3, LLC, Rushmore Loan Management Services, P.O. Box 55004, Irvine, CA 92619-5004
- 519218688 + PRPM 2021-3, LLC, Rushmore Loan Management Services, P.O. Box 55004, Irvine, CA 92619-2708, PRPM 2021-3, LLC Rushmore Loan Management Services 92619-5004
- 518539325 + Select Portfolio Servicing, Inc, Attn: Bankruptcy, Po Box 65250, Salt Lake City, UT 84165-0250
- 519325696 + U.S. Bank Trust National Association, as, Trustee of the LB-Cabana Series IV Trust, Rushmore Loan Management Services, P.O. Box 55004, Irvine, CA 92619-5004
- 519325697 + U.S. Bank Trust National Association, as, Trustee of the LB-Cabana Series IV Trust, Rushmore Loan Management Services, P.O. Box 55004, Irvine, CA 92619-2708 U.S. Bank Trust National Association, as 92619-500
- 518574010 Wells Fargo Bank, N.A., Default Document Processing, MAC# N9286-01Y , 1000 Blue Gentian Road, Eagan MN 55121-7700
- 518539327 Wells Fargo Home Mortgage, Attn: Written Correspondence/Bankruptcy, Mac#2302-04e Pob 10335, Des Moines, IA 50306
- 519262803 + West Norriton Township, James R. Wood, Esquire, Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406-2726
- 519262300 + West Norriton Township, c/o Portnoff Law Associates, Ltd., P.O. Box 3020, Norristown, PA 19404-3020
- 519262297 + West Norriton Township, c/o James R. Wood, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406-2726
- 518650854 Wilmington Trust, NA et. al., c/o Select Portfolio Servicing, Inc., P.O. Box 65250, Salt Lake City, UT 84165-0250

TOTAL: 17

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID**Notice Type: Email Address**

	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Nov 02 2021 20:30:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Nov 02 2021 20:30:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518539322	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Nov 02 2021 20:30:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
518539324	+ Email/Text: bnc@nordstrom.com	Nov 02 2021 20:30:05	Nordstrom FSB, Attn: Bankruptcy, Po Box 6555, Englewood, CO 80155-6555
518544054	+ Email/PDF: gecsed@recoverycorp.com	Nov 02 2021 20:32:08	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518539326	+ Email/PDF: gecsed@recoverycorp.com	Nov 02 2021 20:32:15	Synchrony Bank/Lowes, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060

TOTAL: 6

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	Rushmore Loan Management Services, LLC as servicer, Friedman Vartolo, LLP, 1325 Franklin Ave., Suite 160, Garden City, NY 11530-1631
518539323	##+	KML Law Group, 216 Haddon Avenue Suite 406, Collingswood, NJ 08108-2812

TOTAL: 0 Undeliverable, 1 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 04, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 2, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Wilmington Trust NA, successor trustee to Citibank, N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2006-5, Mortgage Pass-Through Certificate dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Elizabeth L. Wassall	on behalf of Creditor WELLS FARGO BANK N.A. ewassall@logs.com, njbankruptcynotifications@logs.com;logsecf@logs.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Jonathan C. Schwab	on behalf of Creditor Rushmore Loan Management Services LLC as servicer for U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust bankruptcy@friedmanvartolo.com
Jonathan C. Schwab	on behalf of Creditor Rushmore Loan Management Services LLC as servicer for PRPM 2021-3, LLC bankruptcy@friedmanvartolo.com
Kevin Gordon McDonald	on behalf of Creditor Wilmington Trust NA, successor trustee to Citibank, N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2006-5, Mortgage Pass-Through Certificate kmcDonald@kmllawgroup.com, bkgroup@kmllawgroup.com
Lee Martin Perlman	on behalf of Debtor Melissa M. Halfpenny ecf@newjerseybankruptcy.com mcdoherty@ecf.courtdrive.com;hspivak@ecf.courtdrive.com
Rebecca Ann Solarz	on behalf of Creditor Wilmington Trust NA, successor trustee to Citibank, N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2006-5, Mortgage Pass-Through Certificate rsolarz@kmllawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10